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**IT IS SO ORDERED.**

**Dated: August 1, 2017**



  
**C. Kathryn Preston**  
**United States Bankruptcy Judge**

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**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF OHIO**

IN RE: Criss L. Flowers	)	CASE NO.: 17-52682
	)	CHAPTER 13
	)	
	)	JUDGE C. KATHRYN PRESTON
Debtor	)	
	)	

**AGREED ORDER RESOLVING MOTION FOR IN-REM RELIEF FROM STAY OF  
AMERICAN TAX FUNDING, LLC FOR 1368 SMITH RD. COLUMBUS, OHIO 43207  
(DOCKET #18)**

This matter came to be considered on the Motion for In-Rem Relief from Stay (the “Motion”) filed by American Tax Funding, LLC (the “Movant”) (Docket #18).

Movant has alleged that good cause exists for granting the Motion and that Debtor, counsel for Debtor, the Chapter 13 Trustee, and all other necessary parties were served with this Motion; and

The parties have entered into an agreement resolving the Motion:

American Tax Funding, LLC shall be paid as a secured creditor on all amounts set forth in their Proof of Claim #4, for the property known as 1368 Smith Rd. Columbus, Ohio 43207. Debtor shall file an amended plan, within 10 days, to provide American Tax Funding, LLC no less than \$520.00 per month, at the tax interest rate of 18% on the principal balance, only, of \$12,155.95.

The Debtor shall make the on-going payment of the post-petition real estate taxes.

Debtor shall stay current in plan funding. In the event Debtor falls delinquent in plan funding, Movant shall issue a 10 day Notice of Default to Debtor and counsel for Debtor. If the default is not cured within the 10 days, Movant shall submit a proposed order granting in-rem relief for a period of 2 years from the date of the Order with regards to the real property known as 1368 Smith Rd. Columbus, Oh 43207. The *in-rem relief* shall expire 2 years from the date of the docketed Final Relief Order.

**WHEREFORE IT IS HEREBY ORDERED THAT, Debtor shall provide for the treatment of American Tax Funding, LLC's claim#4 in the Amended Chapter 13 Plan as follows:**

Principal: \$12,155.95 @ 18% interest accruing from 4/28/2017

Accrued Interest: \$16,875.72 on principal up to 4/27/2017 (interest does not accrue on accrued interest)

Fees and Costs: \$5,878.50 (does not accrue interest) (fees \$3612; Costs \$2266.50)

Debtor shall propose a plan to provide monthly payments to American Tax Funding of no less than \$520.00.

**IT IS SO ORDERED.**

Submitted By:

/s/ Lindsey Hall

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/s/ Criss L. Flowers

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**SERVICE**

Copies To: Default List

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